

ARCHITECTURAL REVIEW BOARD
MINUTES
SEPTEMBER 18, 2007

Members Present: Castell, Hughes, Groppa, Macdonald, Brown, Gadsden,
Green, Lawrence

Staff Present: Keating

1. ARB # 24-2007

Middlesex Club, Echo Drive, R-1/3 Zone.

Proposal to replace existing tennis building.

Architect Douglas VanHorn presented the design and materials of the new replacement building. All colors (grey body and white trim) and materials (cedar shingles on body, asphalt shingle roof) to be the same as main clubhouse with the exception of a CT granite base and Hunter Green operable shutters. The architect agreed to lower the pitch of the cupola cap to match the entrance roof pitch. Approved with modification to cupola.

2. ARB #25-2007

ERI Realty, 199 West Avenue, SB Zone.

Proposal to modify façade and install sign.

Attorney Robert Maslan presented the changes to be made to the façade. These include a handicapped ramp with black pipe railing and a new porch to project 3' 10" out from building façade. A wall sign consisting of 8" high pin letters to run horizontally across the façade was presented and approved. However, the Board preferred a different scheme in which the same pin letters are slightly curved across the façade. Because this sign requires more square footage than allowed under the regulations, the Board agreed to support this design if the applicant decides to apply to the ZBA for a variance. Approved.

3. ARB #23-2007.

A Custom Frame Shop, 1977 Boston Post road, NB Zone

Proposal to install an awning.

The business owner presented a medium blue awning with a white valance and black and gold letters in two different typefaces and sizes. The Board found that everything going on in the valance was confusing and probably difficult to read from any distance. The applicant agreed to discuss the matter with his business partner and sign company and return next month with a new proposal.

4. ARB #26-2007

Subway, 22 Heights Road, DC Zone.

Request to install a wall sign and a hanging sign.

Glenn Demott from ABC Sign Corporation made the presentation and informed the Board that a new Forest Green Sunbrella awning is to be installed. The green plastic sign with yellow and white 10" letters as presented appeared to be a little small and under the allowed square footage. The applicant agreed to make it as large as possible which will also help in covering up the vent over which it is to be installed. The applicant mentioned

that the sign might be fabricated out of a different material which will allow it to have more three-dimensionality. The Board agreed this would be advantageous. The sign to be added to the existing hanging sign is 18" x 24" with a green background and 4" white and yellow letters. Awning and signage approved.

5. Modification of ARB #8-2006

70 Tokeneke Road, DC Zone.

Proposing to make modification to previously approved façade.

Project manager John Sullivan requested that the architectural colors and materials approved at the March 14, 2007, ARB meeting be modified. The red cedar shingles will now have a translucent exterior stain, Sikksens Cape Cod Grey, rather than a clear preservative and the gutters will be red-coated copper rather than lead-coated. The trim shall be Benjamin Moore Mountain Peak White. Approved.

6. ARB #27-2007

Country Club of Darien

Proposal for Improvements to Swimming Pool Area

The changes to be made to the pool area include a new pump house, a new shade pavilion, replacement of the roof structure above the existing locker room and the addition of new fencing. The new cupola, hipped roofs and eyebrow dormers match those found on other buildings on the property as do the clapboard painted grey with white trim and asphalt shingle roofing material. Approved.

Respectfully submitted,

Susan Lawrence